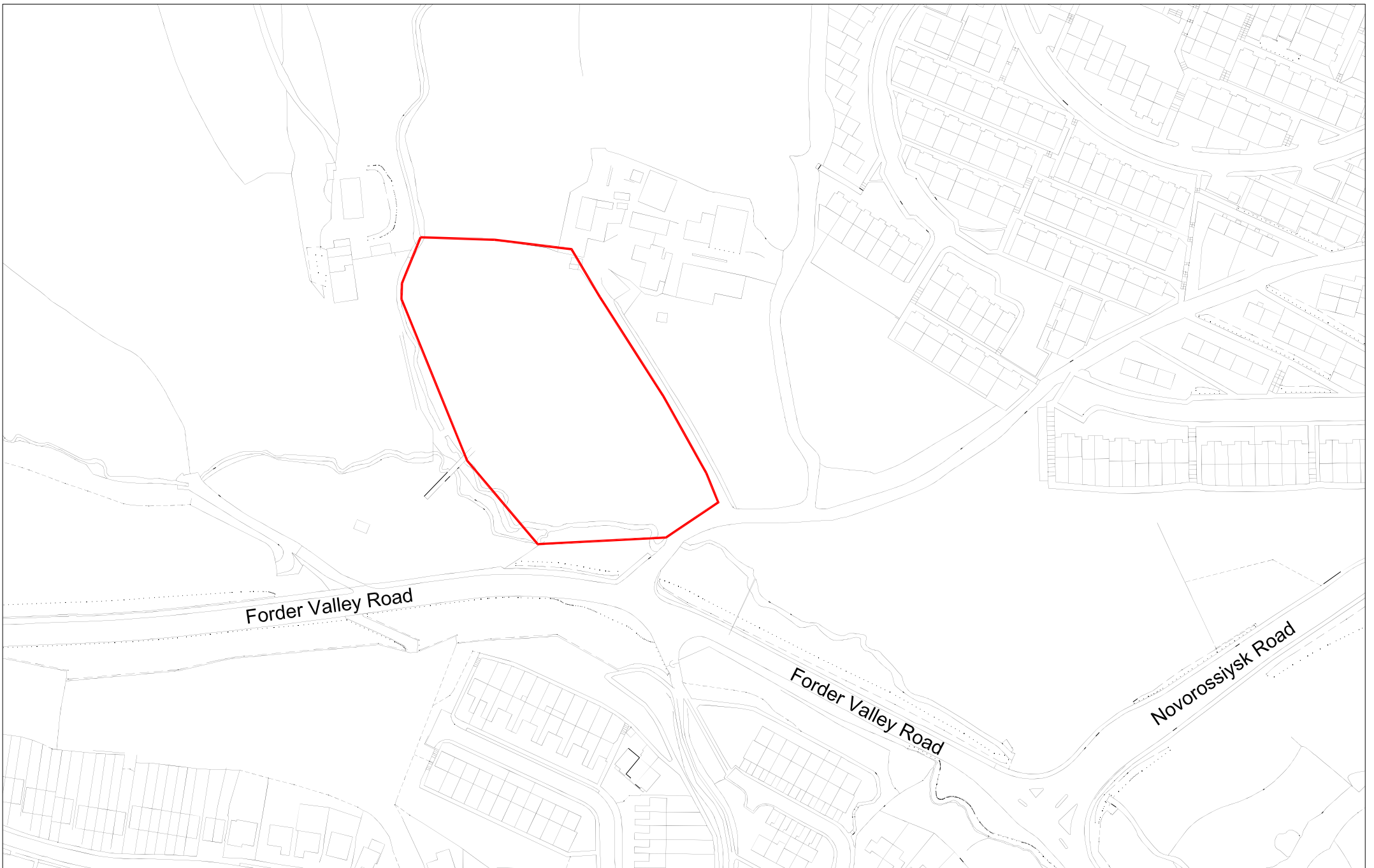


11. Forder Valley Site



1. Forder Valley - 1.1 HECTARES - SCALE:1-2,000



12. Forder Valley QUESTIONNAIRE

SITE: Forder Valley (0.3ha)					
	Objectives and Criteria	Comments	Suitability		
			permanent	transit	temp
1.0	On site provision. This includes sufficient provision for internal circulation provision to highways standards play areas, animal grazing, boundary & entrance controls where relevant.				
1.1	Pitches.				
	<i>Criteria: based on 195m² per pitch (including for internal circulation, residents and visitor parking) (ref ODPM "Local Authority Gypsy/Traveller Sites in England" July 2003) Permanent Sites - 12-20no pitches (2340m² – 3900m²) + expansion space. 12m width. Transit Sites – provision for 15no max pitches (2925m²) Temporary Stopping Places - no min or max figures given.</i>	The Forder Valley site is approximately 0.3 hectares. It would hold up to 15 pitches based on 195m ² per pitch and takes into consideration the need for a 100m ² L.A.P. This fulfils the requirement for all three types of Gypsy / Travellers' sites.			
1.2	Grazing.				n/a
	<i>Criteria: based on 0.8ha per horse.</i>	There would be room for grazing animals based on 0.8 hectares per horse but this would reduce the number of pitches the site could hold depending on the number of animals held on site.			
1.3	Play Areas.				n/a
	<i>Criteria: based on a maximum of 20 pitches, the population of a permanent site could be in the region of (20 x 3.13) 63 people. The NPFA recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000 people therefore allowance for play provision should be in the region of 1500m² max although not all of this would necessarily need to be provided on site.</i>	A potential population of 47 would require an LAP of at least 100 m ² to be incorporated into the site as there are no existing areas for play within the recommended walking distance of the site.			
1.4	Shared amenity block/day room.			n/a	n/a
	<i>Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches.</i>	There would be spare capacity beyond the minimum number of pitches for the inclusion of a shared amenity block.			
1.5	Future development.				
	<i>Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches.</i>	There is a very small amount of room for future development if the site were to hold only the minimum number of pitches.			
1.6	Business area.				n/a

	<i>Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches to accommodate business premises.</i>	There is a very small amount of room for business premises if the site were to hold only the minimum number of pitches.			
1.7	Communal refuse and recycling storage areas.				
	<i>Criteria: that there should be sufficient space for communal refuse storage and collection near the site entrance.</i>	There would be a small amount of space in which to store refuse. The site is located close to residential areas where there is an existing refuse collection service in operation so the collection for this site could be incorporated into existing collections in the area.			
1.8	Street lighting.				
	<i>Criteria: that the site is able to have street lighting without detrimental affect surrounding land uses.</i>	The Forder Valley site is surrounded (and is included in) green space 155. Providing the site with street lighting may have an adverse affect on the surrounding L.N.R. and the wildlife within it. However, there is existing residential development in the surrounding other parts of the L.N.R. and therefore illuminating the site should not have an adverse affect on the area in general.			
1.9	Boundaries.				
	<i>Criteria: that the site is able to be fenced and secured. (say 1.8m vertical bar fencing?)</i>	The triangular site is bordered on two sides by dense woodland, the land rises steeply and makes up part of the Local Nature Reserve. The third side is bordered by the Forder Valley Road. At present there is a wooden fence but this could be replaced by a larger, more secure fence deemed suitable for the site.			
2.0	Off site provision.				
2.1	Services.				
	<i>Criteria: it is assumed that the site is or can be connected to all statutory services (electricity, gas, telephone, mains water and sewerage) if its entrance or boundaries lie adjacent to adopted highways.</i>	The site is situated on a main road, in close proximity to residential areas within Egguckland so it is assumed that there is potential for the connection to statutory electricity, gas, mains water and sewerage supplies.			
2.2	Access.				
	<i>Criteria: that the site can be designed to have vehicular access designed to Highways adoptable standards. Note this would need to be checked in more detail by PCC Highways Dept.</i>	Access to the site should be straight forward. The site is situated on Forder Valley Road and access could easily be created from this road. There are no changes in level between the road and the site and there are no obstructions which could make the creation of a road junction difficult.			
2.3	Traveller Routes.		n/a		
	<i>Criteria: that the site should have good, reasonably direct access to the key routes out of the city. The predominant route is the A38 to the west and east, and the A386 northwards.</i>	The site is ideally situated just 400m from the A38 on Forder Valley Road.			
2.4	Public Transport.				
	<i>Criteria: the site should be within walking distance of bus stops (a neighbourhood facility - 5min / 250m distance) and</i>	The site is poorly served by public transport. There is just one bus stop within the			

	/ or train station (a district facility – 20min / 1.7km distance).	recommended five minute walk zone. This service (every 30 minutes) links the area with the City Centre, Mutley, Compton and Eggbuckland. There are two more bus stops located just outside of the recommended five minutes walk zone. These are serviced by buses 47 (every 30 minutes) and 53 (hourly). These link the area with Derriford Hospital, Estover, Austin Farm, the City Centre, Barne Barton, Keyham, Crownhill and St. Budeaux. There are no train stations within walking distance of the site.			
2.5	Employment.				n/a
	<i>Criteria: to determine whether people can work locally, the site should lie within or adjacent to a neighbourhood that has a good or moderate job ratio ie between 0.7 and 1.0. (This is worked out, using Census data, by dividing the number of local jobs in an area by the number of economically active people.) It is also based on local knowledge of locations of areas of employment.</i>	The Forder Valley site is situated within the neighbourhood of Eggbuckland. This has an extremely poor job ratio of just 0.25. There are no major employment opportunities within close proximity to the site and public transport links to other areas where there may be employment opportunities are very poor.			
3.0	Access to Facilities. <i>A gypsy/ traveller site should be located in close proximity to as wide a range of facilities as possible, including schools, local shops, GPs & dentists, a range of open space and public transport provision. These facilities are deemed important for permanent sites but less important for transit and temporary sites.</i>				
3.1	Education.				n/a
	<i>Criteria: Crèches, nurseries, primary, secondary and colleges / higher education establishments should be located at appropriate walking distances from the site. (Crèches, nurseries & primary schools are local facilities – 3 min / 250m; secondary schools and colleges / higher education are district facilities 20min / 1.7km).</i>	There are no education facilities within the recommended five minute walk zone of the site. There is a crèche located within the local centre on Church Hill but this is far outside of the recommended 2/3 minute walk zone of the site.			
3.2	Health.				
	<i>Criteria: Health centres and / or dentists should be located at appropriate walking distances from the site. (Health centres and dentists are district facilities - 20min / 1.7km).</i>	There are three health centres situated within the recommended 20 minute walk zone. These are located on Pike Road, Torridge Way and Teign Road all in the adjacent neighbourhood of Efford.			
3.3	Amenities.				
	<i>Criteria: Neighbourhood facilities should be located within the recommended 400m walk zone of the site. District facilities should be located within the recommended 1700m walk zone of the site. These facilities are deemed important for permanent site but less important for transit and temporary sites.</i>	The area is severely lacking in all community facilities. There are no local facilities within the recommended walk zone of the site nor are there any neighbourhood facilities apart from one bus stop located on Epping Crescent. There is a number of district facilities within the recommended 20 minute walk zone. These include a large park, four churches, numerous sporting facilities located around Eggbuckland Community College and a library all located within the adjacent neighbourhood of Efford. Local and neighbourhood facilities located outside of their respective walk zones but within the district walk zone include numerous local shops, two primary schools, two pubs, two local centres, a community centre and a shopping hub.			

3.4	Open space.	
	<p><i>Criteria: There should be a range of playgrounds, informal recreation and formal sports facilities at appropriate walking distances from the site. (Greens and playgrounds are local facilities – 3min / 250m; neighbourhood sports facilities and small parks are neighbourhood facilities – 5min / 400m; large parks and district sports facilities are district facilities – 20min / 1.7km). A moderate to good provision is judged dependant on whether there is at least one area of both informal and formal greenspace of neighbourhood importance. (Ref Local Plan Greenscape Schedule.)</i></p>	<p>The site is situated within green space number 155. This makes up part of the Forder Valley which has a district importance for informal recreation. Other green spaces which have an importance for formal and informal recreation in the vicinity include the following: 160 (neighbourhood importance for sport and formal recreation) 149 (neighbourhood importance for informal recreation and district importance for sport and formal recreation) and 151 (neighbourhood importance for both formal and informal recreation). Despite this, the site is poorly served by green space available for recreation as there are only three spaces which have an importance for sport and formal recreation, none of which are within the recommended five minute neighbourhood walk zone.</p>
4.0 The Social Environment. Permanent gypsy sites should have the opportunity to mix cohesively with the neighbouring communities.		
4.1	Existing communities.	
	<p><i>Criteria: Does the site lie adjacent to existing, residential communities?</i></p>	<p>Geographically, the site is in close proximity to residential development in Egguckland, however, it feels very separated due to the surrounding green space and dense wooded hills. These create a physical barrier between the site and other residential development and any facilities incorporated in it.</p>
4.2	Incompatible neighbours.	
	<p><i>Criteria: Does the site lie adjacent to land uses that would be detrimentally affected by being located next to gypsy and traveller sites. For example crèches, designated green space of local or national importance.</i></p>	<p>The site does lie in green space 155 which has been designated as a Local Nature Reserve. Development on this green space may have an adverse affect on the Local Nature Reserve. The Co-operative Way (A 15-mile discovery walk through Plymouth's natural heritage and history) runs through the site. This would have to be re-routed if the land were to be kept semi-private and secure. Apart from this, the site does not lie adjacent to any other land uses which may be adversely affected by being situated near to a travellers' site.</p>
5.0 Environmental Considerations. A gypsy/traveller site should be not be located where there is a significant level of contamination, pollution or nuisance caused by neighbouring uses including air quality, noise, odour etc		
5.1	Adverse environmental health factors.	
	<p><i>Criteria: The site should not lie in close proximity to land uses that might have a detrimental effect on residents. The level at which these could affect each neighbourhood will depend on the individual source of nuisance (and can vary depending on climatic conditions). For the purposes of this study, an across the board rule has been taken that a macro issue may have a detrimental effect on a site if it is within 1km of the site. The macro factors agreed with PCC are:</i></p> <p><i>Air quality (traffic)</i></p> <ul style="list-style-type: none"> • Mutley Plain / Exeter Street 	<p>The site is not adversely affected by any macro environmental health factors.</p>

	<p><i>Odours – sewage processing sites</i></p> <ul style="list-style-type: none"> • Cattedown, Finnigan Road / Marsh Mills, Marshall Road • Ernesettle, Ernesettle Lane / Camel's Head, Saltash Rd • Radford, Hooe Road <p><i>Odours - fish processing</i></p> <ul style="list-style-type: none"> • Interfish Ltd, Wallsend Industrial Estate, Cattedown Road <p><i>Noise</i></p> <ul style="list-style-type: none"> • Plymouth Airport, Derriford / Moorcroft Quarry, Elburton <p><i>Waste management sites</i></p> <ul style="list-style-type: none"> • Galileo Cl, Plympton / Chelson Meadow, Billacombe Rd 			
5.2	Microclimate.			
	<i>Criteria: Does the site's topography or location mean that it is likely to have an exposed or sheltered microclimate.</i>	The microclimate is favourable. Dense woodland surrounds the site on the south and west side which helps to create a sheltered environment.		
5.3	Flooding risks.			
	<i>Criteria: The site is considered to be at risk of flooding if the risk is considered greater than 1:1000 year.(ref Environment Agency)</i>	The risk of any part of the site flooding is greater than 1:1000 years.		
6.0	A suitable location. <i>A Gypsy or Traveller site should not be located in areas where conventional bricks and mortar housing would not be considered suitable.</i>			
6.1	<i>Criteria: would the site, theoretically, be equally suitable for permanent bricks and mortar housing. This has been judged based on the physical nature of the site and in relation to good urban design principles regarding proximity to other communities, facilities and appropriate adjacent land uses.</i>	This would not make a good site for new residential development for a number of reasons linked with sustainability. It is poorly served by facilities and amenities. The closest local centre is 3.7km away and there are no other un-grouped facilities closer to the site. The site seems to be close to the surrounding communities but the surrounding topography, woodland and green space make it very segregated. It would be the only development within a large area of open, naturalistic green space. Although development within a LNR may be permitted, it would have an adverse affect on the green space and the people who use it. The site is also located on Forder Valley Road, this is quite a busy road, there is not enough space to set the pitches back from the road and therefore it may cause noise pollution for those who live on the site.		
7.0	SUMMARY OF OPTIONS			
	<p><i>A brief resume based on the above criteria to conclude on how suitable the site is for each of the 3 types of Gypsy/Traveller Sites and, where appropriate, which type of use is the most appropriate.</i></p> <p>The physical attributes of the Forder Valley site indicate that it has the potential to become a gypsy / travellers' site. It could hold up to 15 pitches which would be suitable for any of the three types of site. It also meets the needs for grazing capacity, play provision, an amenity block, potential future development and business premises and statutory services.</p> <p>However, other criteria concerned with sustainability have not been met and therefore the site would <u>not</u> be suitable for any of the three Gypsy / Travellers' sites.</p> <p>There is an extremely poor provision for community facilities and amenities and open space available for sport and formal recreation. Although it is situated relatively close to other residential development, the surrounding green space, topography and dense woodland</p>			

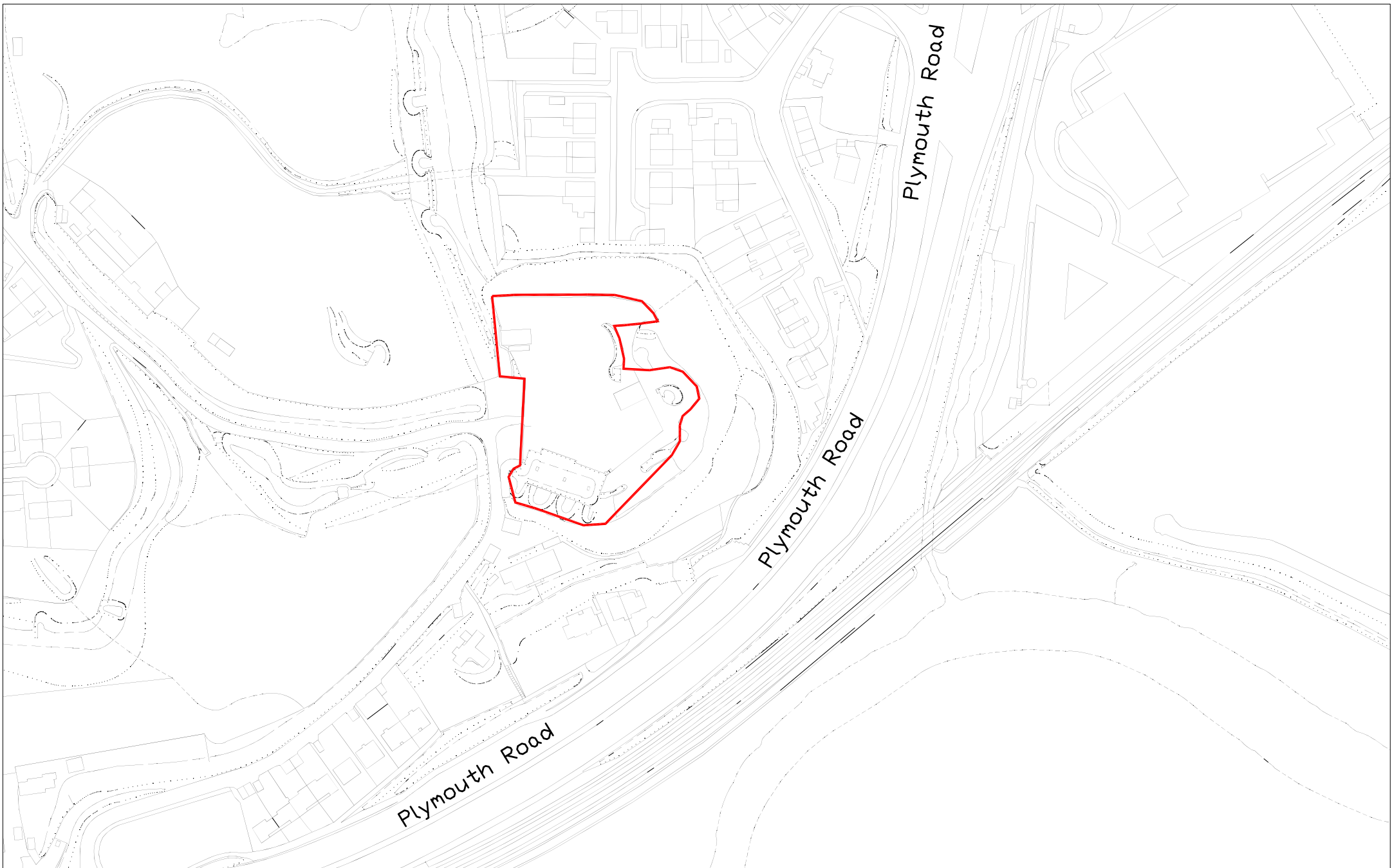
makes it feel extremely isolated from any other development.

The provisions for employment and education are also extremely poor. There are no education facilities within the recommended local and neighbourhood walk zones. The employment opportunities within the neighbourhood would be very limited as the present job ratio is very low at just 0.25.

The green space in which the site is located has an importance for a number of green space criteria. It has a district importance for informal recreation and separation and buffer and a citywide importance for habitats and species; visual amenity; access corridors and history and culture and therefore any potential development should not be planned without much consideration for the affect it will have on this space. Even a temporary stopping place would have an adverse affect on the designated Local Nature Reserve and the overall aesthetic qualities of the Forder Valley. An ecology report on the L.N.R. would establish the importance of this wild flower meadow and draw more conclusions on the impact of a possible Gypsy / Travellers' site. The management plan stipulates that this land is managed as a wild flower meadow which could not be done if a Gypsy / Travellers' site of any kind was permitted in this space.

Key	
n/a	Objective / criteria not applicable.
	The site meets the requirements of the criteria.
	Does not meet the requirements for type of site.

12. Laira Battery Site



6. Laira Battery - 0.6 HECTARES - SCALE:1-2,000



13. Laira Battery QUESTIONNAIRE

SITE: Laira Battery (1ha)					
	Objectives and Criteria	Comments	Suitability		
			permanent	transit	temp
1.0	On site provision. This includes sufficient provision for internal circulation provision to highways standards play areas, animal grazing, boundary & entrance controls where relevant.				
1.1	Pitches.				
	Criteria: based on 195m ² per pitch (including for internal circulation, residents and visitor parking) (ref ODPM "Local Authority Gypsy/Traveller Sites in England" July 2003) Permanent Sites - 12-20no pitches (2340m ² – 3900m ²) + expansion space. 12m width. Transit Sites – provision for 15no max pitches (2925m ²) Temporary Stopping Places - no min or max figures given.	The site is approximately 1 hectare although much of this is steep slopes. The area of land suitable to house traveller pitches is approximately 0.4 hectares. This could hold up to 20 pitches, taking into account a L.A.P. of 100m ² . This is enough for all three types of Gypsy / Travellers' site.			
1.2	Grazing.				n/a
	Criteria: based on 0.8ha per horse.	There would be room for grazing animals based on 0.8Ha per horse but this would reduce the number of pitches the site could hold depending on how many grazing animals there were.			
1.3	Play Areas.				n/a
	Criteria: based on a maximum of 20 pitches, the population of a permanent site could be in the region of (20 x 3.13) 63 people. The NPFA recommends a minimum standard for outdoor playing space of 2.4 hectares (6 acres) for 1,000 people therefore allowance for play provision should be in the region of 1500m ² max although not all of this would necessarily need to be provided on site.	With 20 pitches, the site could potentially hold approximately 63 inhabitants. This would require a play area of at least 100m ² to be incorporated on the site or in the surrounding area. At present there does not seem to be any play equipment within the recommended walking distance of the site therefore the requirement must be met on site resulting in a small reduction in the number of pitches.			
1.4	Shared amenity block/day room.			n/a	n/a
	Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches.	There would be spare capacity beyond the minimum requirement of pitches for a shared amenity block or day room.			
1.5	Future development.				
	Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches.	There would be room for potential future development if the number of pitches was reduced.			
1.6	Business area.				n/a

	<i>Criteria: that the site has spare capacity beyond its minimum requirement for no of pitches to accommodate business premises.</i>	There would be spare capacity for a business area on site. There is a walled embankment running along the south eastern edge of the site, this has arches which at present seem to be used for storage. There may be potential for these to be developed into small business units.			
1.7	Communal refuse and recycling storage areas.				
	<i>Criteria: that there should be sufficient space for communal refuse storage and collection near the site entrance.</i>	There should be sufficient space for communal refuse storage and collection from the site entrance. The site is situated just off the A374 within the neighbourhood of Efford and therefore it would be possible to include the site in an existing refuse collection.			
1.8	Street lighting.				
	<i>Criteria: that the site is able to have street lighting without detrimental affect surrounding land uses.</i>	Illuminating the site at night should have no detrimental affect to surrounding areas. The A374 is currently well lit at night and there is a lot of residential development and therefore street lighting surrounding the site.			
1.9	Boundaries.				
	<i>Criteria: that the site is able to be fenced and secured. (say 1.8m vertical bar fencing?)</i>	The site is already very secure due to the high walls and steep slopes of the battery. It should be possible to secure the site even further with a 1.8m fence running along the perimeter if it was thought this was necessary.			
2.0 Off site provision.					
2.1	Services.				
	<i>Criteria: it is assumed that the site is or can be connected to all statutory services (electricity, gas, telephone, mains water and sewerage) if its entrance or boundaries lie adjacent to adopted highways.</i>	Considering the surrounding land uses it is assumed that there is potential to connect the site to mains water, gas, electricity and the sewerage system.			
2.2	Access.				
	<i>Criteria: that the site can be designed to have vehicular access designed to Highways adoptable standards. Note this would need to be checked in more detail by PCC Highways Dept.</i>	The site is situated on military road which leads from the A374. There is a sharp right hand turn just as the road leads off the A374, it is also narrow and very steep in some places, these features could prove problematic to large caravans and trailers. The entrance to the site is well defined but it is on a blind right angle bend on Military Road causing severe difficulties. There would be high potential for collision with slow moving vehicles turning into the site particularly from the south across the opposing lane. An alternative route would run through the neighbourhood of Efford but this is a far more convoluted route. It runs from the A38 through 2.6km of narrow, winding and steep residential streets which would not be suitable for large caravans and trailers. The entrance is narrow and there is potential for damage to the battery wall which is a scheduled ancient monument. Any damage to this – even if accidental – could be seen as a criminal offence under the Ancient Monuments Act.			
2.3	Traveller Routes.			n/a	
	<i>Criteria: that the site should have good, reasonably direct</i>	The site is well situated close to the main travellers' routes. The A374 leads onto the A38			

	access to the key routes out of the city. The predominant route is the A38 to the west and east, and the A386 northwards.	at the Marsh Mills junction.			
2.4	Public Transport.				
	<i>Criteria: the site should be within walking distance of bus stops (a neighbourhood facility - 5min / 250m distance) and / or train station (a district facility – 20min / 1.7km distance).</i>	The site is well served by public transport. Within the recommended five minute walk zone there are two bus stops which are serviced by twelve different bus routes. These link the site to most parts of Plymouth. Buses 8, 9, 67 and 68 run from Pike Road and link the site with the City Centre, Mount Gould, Austin Farm and Derriford. Eight buses stop at Sainsbury's. These create connections to most areas of the city along with destinations further away such as Exeter, Drumbridges and Buckfastleigh.			
2.5	Employment.				n/a
	<i>Criteria: to determine whether people can work locally, the site should lie within or adjacent to a neighbourhood that has a good or moderate job ratio ie between 0.7 and 1.0. (This is worked out, using Census data, by dividing the number of local jobs in an area by the number of economically active people.) It is also based on local knowledge of locations of areas of employment.</i>	The site is situated in the neighbourhood of Efford. This has a poor job ratio of just 0.41. There are good public transport links to other employment areas such as the City Centre, Langage Farm and Derriford. Parkway industrial estate is in close proximity to the site and may provide some local employment opportunities.			
3.0	Access to Facilities. A gypsy/ traveller site should be located in close proximity to as wide a range of facilities as possible, including schools, local shops, GPs & dentists, a range of open space and public transport provision. These facilities are deemed important for permanent sites but less important for transit and temporary sites.				
3.1	Education.				n/a
	<i>Criteria: Crèches, nurseries, primary, secondary and colleges / higher education establishments should be located at appropriate walking distances from the site. (Crèches, nurseries & primary schools are local facilities – 3 min / 250m; secondary schools and colleges / higher education are district facilities 20min / 1.7km).</i>	There are no education facilities within the recommended walking distances from the site. There are two primary schools located outside of the recommended local walk zone but within the district walk zone. These are Austin Farm Community Primary School on Delamere Road and Plym View Primary School on Blandford Road. There are no secondary schools in the recommended 400m neighbourhood walk zone of the site. The closest secondary school is Lipson Vale Community College located on Bernice Terrace approximately 1.5km from the site. There are no crèches within close proximity to the site.			
3.2	Health.				
	<i>Criteria: Health centres and / or dentists should be located at appropriate walking distances from the site. (Health centres and dentists are district facilities - 20min / 1.7km).</i>	There are three health centres located in Efford, all within the recommended 1.7km walking distance of the site.			
3.3	Amenities.				
	<i>Criteria: Neighbourhood facilities should be located within the recommended 400m walk zone of the site. District facilities should be located within the recommended 1700m walk zone of the site. These facilities are deemed important for permanent site but less important for transit and temporary sites.</i>	The site is extremely poorly served by facilities and amenities. There is a supermarket (Sainsbury's) located just outside of the local walk zone. Other than this there are no individual shops or local facilities within the recommended walking distance of the site. There is also a severe lack of neighbourhood facilities within the recommended walking distance (400m). The only neighbourhood facilities within the walk zone are two bus stops			

		<p>and a pub on the Marsh Mills round-about.</p> <p>The only district facilities within the recommended walk zone of 1.7km are a large park and a supermarket.</p> <p>There is a local centre consisting of a local shop, a green and a post office located outside of the recommended walk zone but within the district walk zone of the site.</p>			
3.4	Open space.				
	<p><i>Criteria: There should be a range of playgrounds, informal recreation and formal sports facilities at appropriate walking distances from the site. (Greens and playgrounds are local facilities – 3min / 250m; neighbourhood sports facilities and small parks are neighbourhood facilities – 5min / 400m; large parks and district sports facilities are district facilities – 20min / 1.7km).</i></p> <p><i>A moderate to good provision is judged dependant on whether there is at least one area of both informal and formal green space of neighbourhood importance. (Ref Local Plan Greenscape Schedule.)</i></p>	<p>The site makes up part of green space 166 which has a neighbourhood importance for informal recreation. Green space 184 lies within the neighbourhood walk zone of the site and has a neighbourhood importance for informal recreation. There are no green spaces within the recommended walk zone (or within the district walk zone) which have any kind of importance for sport and formal recreation.</p>			
4.0	The Social Environment. Permanent gypsy sites should have the opportunity to mix cohesively with the neighbouring communities.				
4.1	Existing communities.				
	<p><i>Criteria: Does the site lie adjacent to existing, residential communities?</i></p>	<p>The site lies within a small area of existing residential development. It is also close to the main residential area of Efford although it is separated from this by a strip of green space. Although it is close to other communities the site feels separated from them.</p>			
4.2	Incompatible neighbours.				
	<p><i>Criteria: Does the site lie adjacent to land uses that would be detrimentally affected by being located next to gypsy and traveller sites. For example crèches</i></p>	<p>There are no incompatible neighbours or land uses on which the development of a Gypsy / Travellers site would have a detrimental affect.</p>			
5.0	Environmental Considerations. A gypsy/traveller site should be not be located where there is a significant level of contamination, pollution or nuisance caused by neighbouring uses including air quality, noise, odour etc				
5.1	Adverse environmental health factors.				
	<p><i>Criteria: The site should not lie in close proximity to land uses that might have a detrimental effect on residents. The level at which these could affect each neighbourhood will depend on the individual source of nuisance (and can vary depending on climatic conditions). For the purposes of this study, an across the board rule has been taken that a macro issue may have a detrimental effect on a site if it is within 1km of the site. The macro factors agreed with PCC are:</i></p> <p><i>Air quality (traffic)</i></p> <ul style="list-style-type: none"> • Mutely Plain / Exeter Street <p><i>Odours – sewage processing sites</i></p> <ul style="list-style-type: none"> • Cattedown, Finnigan Road / Marsh Mills, Marshall Road 	<p>The site is located within 1km of the Marsh Mills sewage processing site although the site seems to be sheltered well from prevailing winds and therefore the odours from the sewage processing plant may not have a large impact on the site.</p>			

	<ul style="list-style-type: none"> • Ernesettle, Ernesettle Lane / Camel's Head, Saltash Rd • Radford, Hooe Road <p><i>Odours - fish processing</i></p> <ul style="list-style-type: none"> • Interfish Ltd, Wallsend Industrial Estate, Cattedown Road <p><i>Noise</i></p> <ul style="list-style-type: none"> • Plymouth Airport, Derriford / Moorcroft Quarry, Elburton <p><i>Waste management sites</i></p> <ul style="list-style-type: none"> • Galileo Cl, Plympton / Chelson Meadow, Billacombe Rd 			
5.2	Microclimate.			
	<i>Criteria: Does the site's topography or location mean that it is likely to have an exposed or sheltered microclimate.</i>	There is a very favourable micro-climate on the site. It is in a well wooded area and although the site is on relatively high ground, close to the estuary, it seems to be well sheltered by the mature planting. There is also a walled embankment along the south east edge of the site which helps to create a sheltered micro-climate.		
5.3	Flooding risks.			
	<i>Criteria: The site is considered to be at risk of flooding if the risk is considered greater than 1:1000 year.(ref Environment Agency)</i>	The site lies on slightly elevated ground so although it is close to the Plym Estuary the risk of any part of the site flooding is less than 1:1000 years.		
6.0	A suitable location. A Gypsy or Traveller site should not be located in areas where conventional bricks and mortar housing would not be considered suitable.			
6.1	<i>Criteria: would the site, theoretically, be equally suitable for permanent bricks and mortar housing. This has been judged based on the physical nature of the site and in relation to good urban design principles regarding proximity to other communities, facilities and appropriate adjacent land uses.</i>	<p>Development on this site would seem isolated from other existing development in the vicinity due to the amount of green space, mature planting and road and housing layout or other residential areas. The micro climate is favourable as the site seems to be very sheltered.</p> <p>There are very few facilities to serve any residential development within the recommended walk zones of the site. There is also a very poor provision of green space available for sport and formal recreation in the surrounding area.</p>		
7.0	SUMMARY OF OPTIONS			
	<p><i>A brief resume based on the above criteria to conclude on how suitable the site is for each of the 3 types of Gypsy/Traveller Sites and, where appropriate, which type of use is the most appropriate.</i></p> <p>A summary of the above criteria indicated that the Laira Battery site would not be suitable for any of the three Gypsy / Travellers sites. This is due to a number of reasons concerned with the sustainability of any potential community. The site itself would accommodate Gypsies / Travellers well as it allows for an adequate number of pitches, grazing, play provision, an amenity block and there is room for potential future development. It also complies with the needs for services such as refuse collection, water, electricity and sewerage; the site could also be made secure easily.</p> <p>However a number of criteria which would affect the inhabitants have not been met. There is a very poor provision for education, open space and community facilities and amenities. There are also very few employment opportunities as the neighbourhood's job ratio is just 0.41 (well below the recommended 0.7 – 1). The micro climate on site is favourable for residential development and there is just a 1:1000 years risk of flooding but the Marsh Mills sewage processing site is less than 1km from the site and although it is sheltered by the walled embankment and mature trees there may be some environmental health concerns. The site is close to the A38 (main traveller route) but</p>			

access from the A38 to the site is poor leading through numerous inappropriate residential streets or more directly via a steep, narrow lane which would also pose problems for large trailers and caravans.

The site has high, unguarded walls with easy access to their summit. If these are climbed upon by children there is potential for serious injury and if the walls were damaged in any way it could be seen as a criminal offence.

Any decisions made over the development of this site should take into consideration the importance that the space has. There is a neighbourhood importance for informal recreation; it has a district importance for access corridors; a citywide importance for visual amenity and separation and buffer and national importance for habitats and species and history and culture. At present, although the site holds an excellently preserved late 19th century gun battery (a scheduled monument) the site in general is poorly kept and used by construction company Mugridge and Anderson so permitting a Gypsy / Traveller's site on this land would not have a detrimental affect on its present condition. However, development on land which holds such importance for a number of green space criteria (especially a national importance for history and culture) should not be permitted.

Key	
n/a	Objective / criteria not applicable.
	The site meets the requirements of the criteria.
	Does not meet the requirements for type of site.